

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP, LEED-GA  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

October 20, 2015

Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the October 15, 2015 regular meeting:

1.

Call to Order
2.

Sunshine Announcement
3.

Roll Call: *Loughlin, Langston, Donnelly, Jacobs, McCormack, Shedeed, Polanco-Rodriguez, Youseff*
4.

Swear in Staff
5.

Correspondence
6.

Old Business:
7.

Requests for Adjournment
8.

Case:Z15-011Preliminary and Final Major Site Plan

Applicant:J.V.J. Enterprises, LLC

Address:414-416 First Street

Attorney:James J. Burke, Esq

Block:11007Lot:13

Zone:R-1, One and Two Family Housing District

For:Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces

“c” Variance:Minimum lot depth, Parking space dimensions, Tandem Parking spaces

“d” Variance:Use, Height

Decision:Adjourned to November 12, 2015 meeting
9.

Case:Z15-035Minor Subdivision

Applicant:Frank Peraza

Address:9-17 Gautier Avenue and 178 Kensington Avenue

Attorney:Charles J. Harrington, III, Esq

Block:16203Lot:1, 2, 3 and 9.01

Zone:R-1, One and Two Family Housing District

For:The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

Decision:Approved
10.

Case:Z15-019Preliminary and Final Major Site Plan

Applicant:Frank Peraza

Address:9-17 Gautier Avenue and 178 Kensington Avenue

Attorney:Charles J. Harrington, III, Esq

Block:16203Lot:9.01 and 9.02

Zone:R-1, One and Two Family Housing District

For:Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces

“c” Variances:Parking aisle width, Minimum parking space dimensions

“d” Variances:Use, Height

Decision:Denied
11.

Case:Z15-040Preliminary and Final Major Site Plan

Applicant:7-Eleven, Inc

Address:2380 Kennedy Boulevard and 180 Clinton Avenue

Attorney:Jason R. Tuvel, Esq

Block:18404Lot:1 and 34

Zone:R-1, One and Two Family Housing District

For:Conversion of an existing Auto Repair store that includes the demolition of the two-story office, to a 7-11 retail store. This includes improvements to the parking, landscaping, and site designs.

“c” Variances:Minimum parking aisle width

“d” Variances:Use

Decision:Adjourned to October 29, 2015 special meeting
12.

Case:Z15-046/45Preliminary and Final Major Site Plan and Subdivision

Applicant:Garden State Episcopal CDC

Address:118 Summit Avenue

Attorney:Eugene P. O’Connell, Esq

Block:15305Lot:11

Zone:R-1, One and Two Family Housing District

For:Subdivision of the Parsonage from the Church and parking lot.  
Preliminary and Final major site plan approval to rehabilitate, convert and expand an existing Historic Landmarked church a residential/community use, with 47 units, 14 which will be affordable. There will be two new buildings constructed along Summit Avenue and Clifton Place that will directly connect to the church, functioning as a residential complex. The former entrance way into the church will be converted into 2,000 sq ft of gallery/community space.

“c” Variance:Parking

“d” Variances:Use, Height

Decision:Adjourned to November 12, 2015 meeting

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13.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-041

380 Newark Realty, LLC

380 Newark Avenue

Eugene T. Paolino, Esq

9806

NC – Neighborhood Commercial District

Preliminary and Final major site plan approval to construct a 7-story mixed use building with 45 units, with 4,318 sq ft of ground floor commercial, and 20 onsite parking spaces.

Parking

Height

Adjourned to October 29, 2015 special meeting

Preliminary and Final Major Site Plan
14.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-049

John & Maryann, LLC

52-56 Cambridge Avenue

Ronald H. Shaljian, Esq

3802

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.

Parking

Use, Height

Adjourned to November 12, 2015 meeting

Preliminary and Final Major Site Plan
15.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-043

Eerlijk Consultants, LLC

506-508 Central Avenue

Jennifer Mazawey, Esq.

1601

NC – Neighborhood Commercial District

R-1 – One and Two Family Housing District

Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building

Parking

Use, Height

Adjourned to November 12, 2015 meeting

Preliminary and Final Major Site Plan
16.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z15-031

Ma Ambey Fifth, LLC

375 5<sup>th</sup> Street

Donald M. Pepe, Esq

9901

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to construct a 5-story, 14 unit residential building

Use, Height

Adjourned to October 29, 2015 special meeting

Preliminary and Final Major Site Plan
17.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

Decision:

Z15-025

A.B. Cruz Construction Co.

94 Leonard Street

Nicholas J. Cherami, Esq

402

R-1, One and Two Family Housing District

Construction of a 2-family house with only one parking space

Minimum number of parking spaces, % of ground floor occupied by garage, Garage dimensions

Approved with conditions

Preliminary and Final Major Site Plan
18.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-020 submitted by 307 Barrow, LLC (204 Cambridge Ave.) B: 2203 Lot: 9